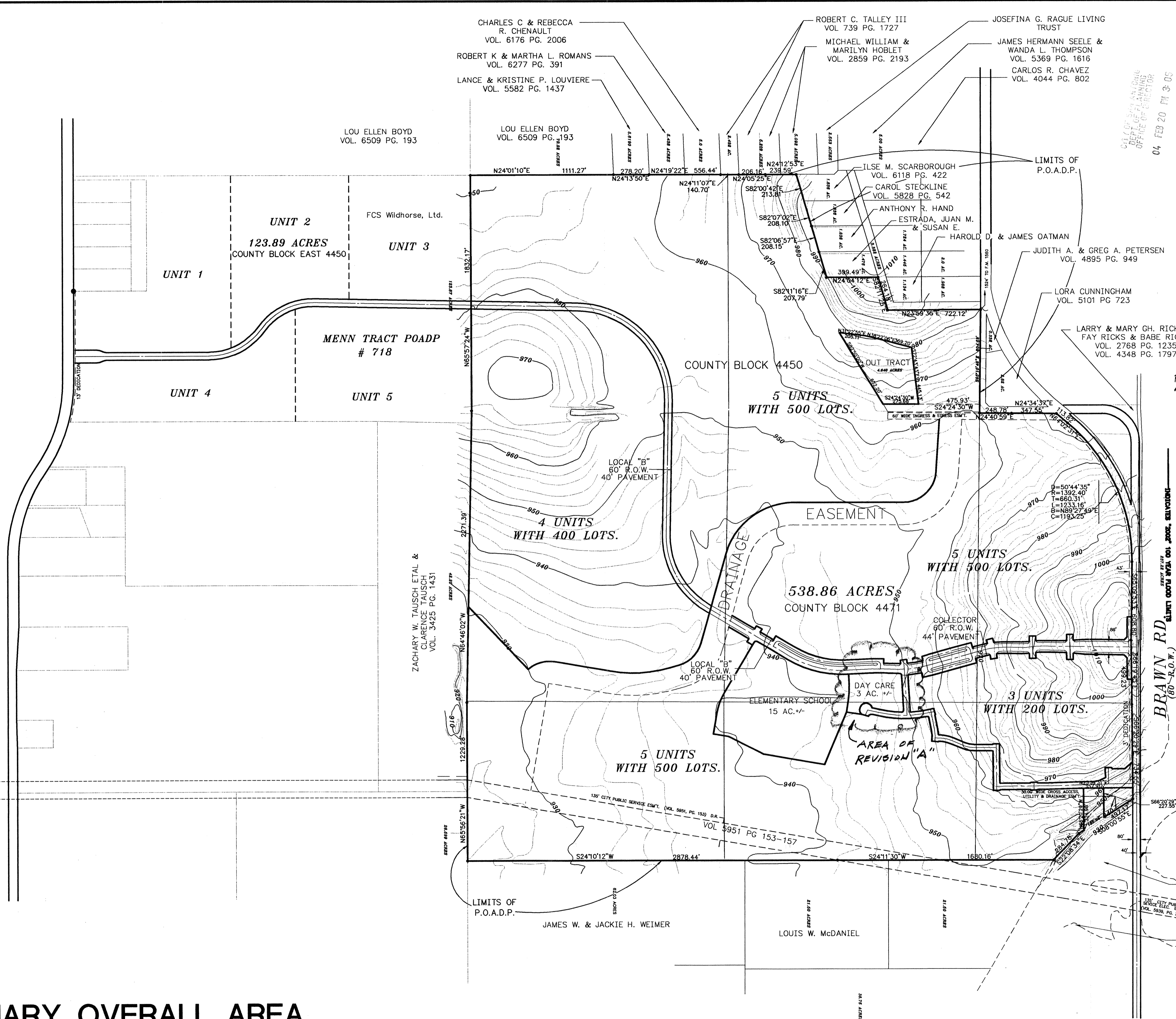


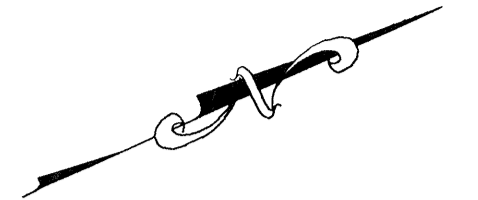
LOCATION MAP



RECEIVED

04 FEB 18 PM 3:30

LAND DEVELOPMENT
SERVICES DIVISION



SCALE: 1" = 400'

NOTE:
10' BUILDING SETBACK ALONG 50' LOCAL STREETS

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC
RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2:
35-506(q.)

LEGEND

PROJECT BOUNDARY

PROJECT SUMMARY:

TOTAL LAND AREA = 538.86 Ac.

RESIDENTIAL = 520.86 AC.

SCHOOL = 15±AC.

DAY CARE = 3±AC.

TOTAL NUMBER OF LOTS RES. = 2,100 LOTS
DENSITY (RES.) = 4.14 UNITS PER AC.

UTILITIES:

WATER : SAN ANTONIO WATER SYSTEM
SEWER : SAN ANTONIO WATER SYSTEM
TELEPHONE : S.W. BELL TELEPHONE CO.
ELECTRIC : CITY PUBLIC SERVICE

GENERAL NOTES:

1. TYPICAL LOT SIZE: 6000 SQ. FT.
2. STREET CONFIGURATION IS PRELIMINARY AND
SUBJECT TO CHANGE AT FINAL DESIGN.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN # 713A

REVISED JAN. 2003

OWNER & APPLICANT

FCS WILDHORSE, LTD.
601 SONTERRA
SAN ANTONIO, TEXAS 78258
CONTACT PERSON: RICK SHELTON
PHONE: (210) 490-2500
FAX: (210) 490-4465

CHAIRPERSON

DATE

SECRETARY

DATE

WILDHORSE SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN - #713A



M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

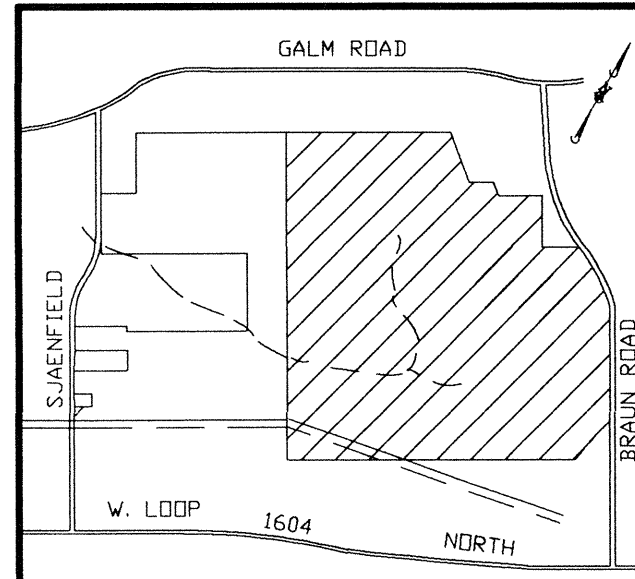
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
WWW.MWCUDE.COM
FAX: (210) 523-7112

DRAWN BY: MEE
CHECKED BY: IJC

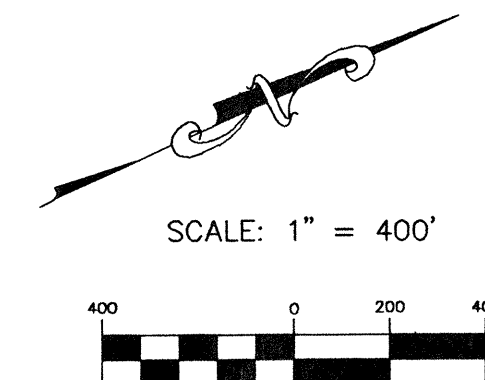
DATE: 03/27/01
JOB NO.: 149814

DATE	REVISION
8/23/01	MAIN STREET
1/6/03	713A Rev.
1/14/04	Reduce density

SHEET
1 OF 1



LOCATION MAP



NOTE:
10' BUILDING SETBACK ALONG 50' LOCAL STREETS

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC
RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2:
35-506(q.)

LEGEND

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WATER : SAN ANTONIO WATER SYSTEM
SEWER : SAN ANTONIO WATER SYSTEM
TELEPHONE : S.W. BELL TELEPHONE CO.
ELECTRIC : CITY PUBLIC SERVICE

GENERAL NOTES:

1. TYPICAL LOT SIZE: 6000 SQ. FT.
2. STREET CONFIGURATION IS PRELIMINARY AND
SUBJECT TO CHANGE AT FINAL DESIGN.

PLAN HAS BEEN ACCEPTED BY

06/28/04 # 713 A
(date) (number)

If no plats are filed, plan will expire

On 12/28/05

1st plat filed on

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN # 713A

REVISED JAN. 2003

OWNER & APPLICANT

FCS WILDHORSE, LTD.
601 SONTERRA
SAN ANTONIO, TEXAS 78258
CONTACT PERSON: RICK SHELTON
PHONE: (210) 490-2500
FAX: (210) 490-4465

CHAIRPERSON

DATE

SECRETARY

DATE

WILDHORSE SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN - #713A



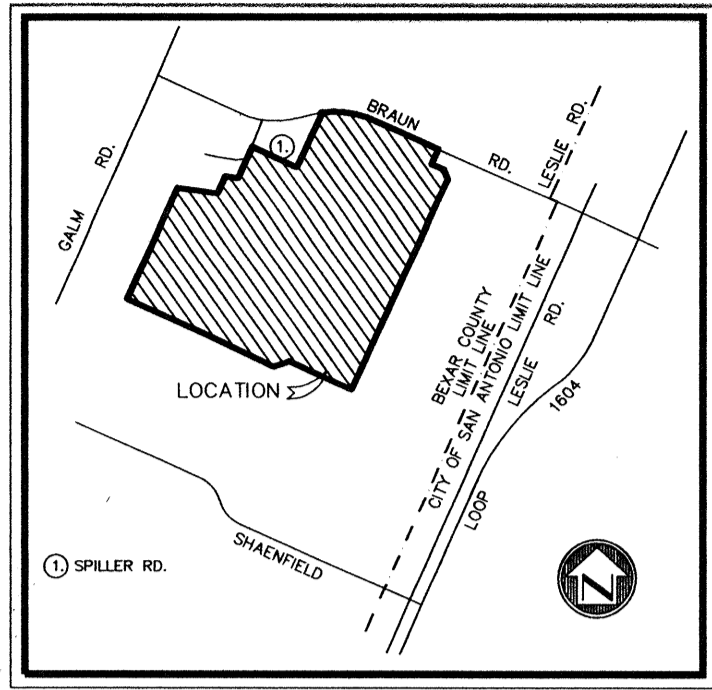
M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951

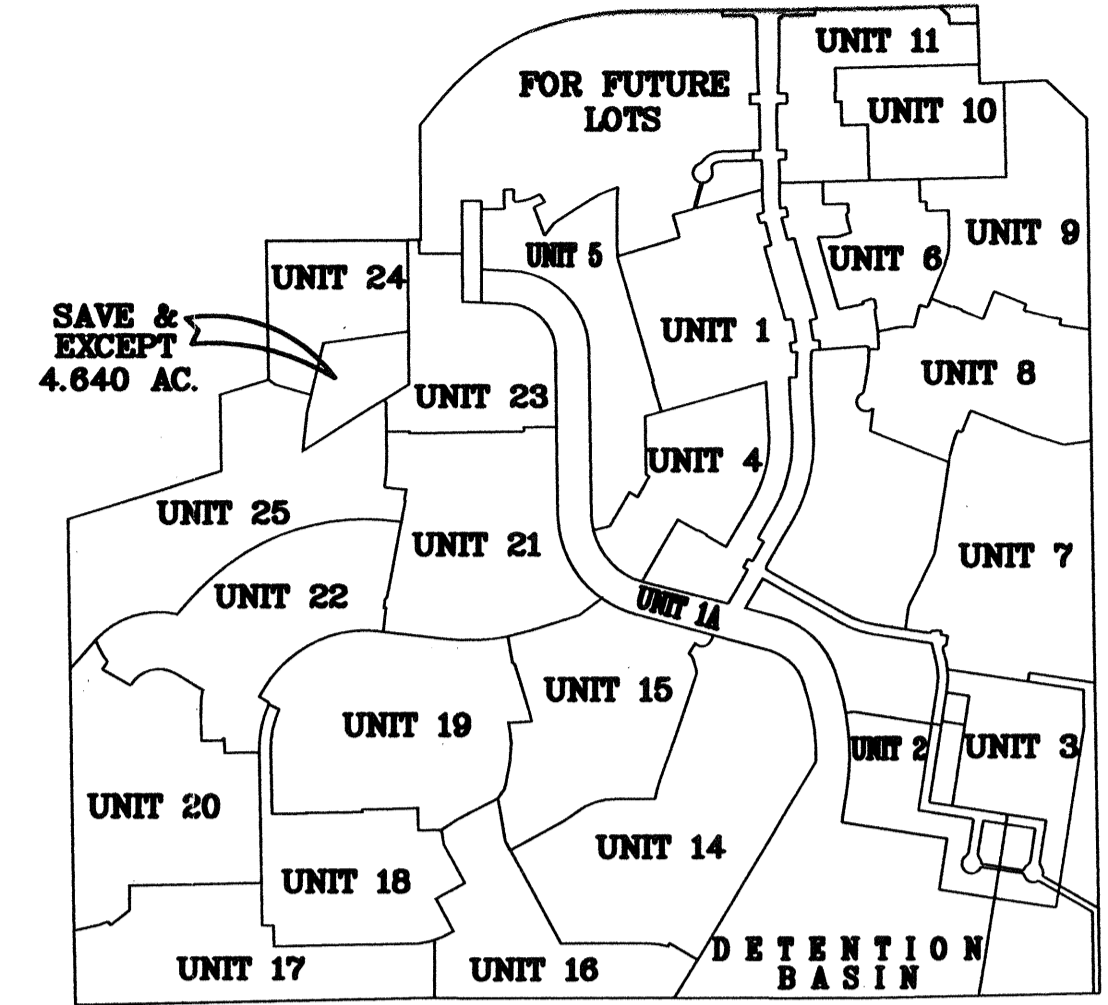
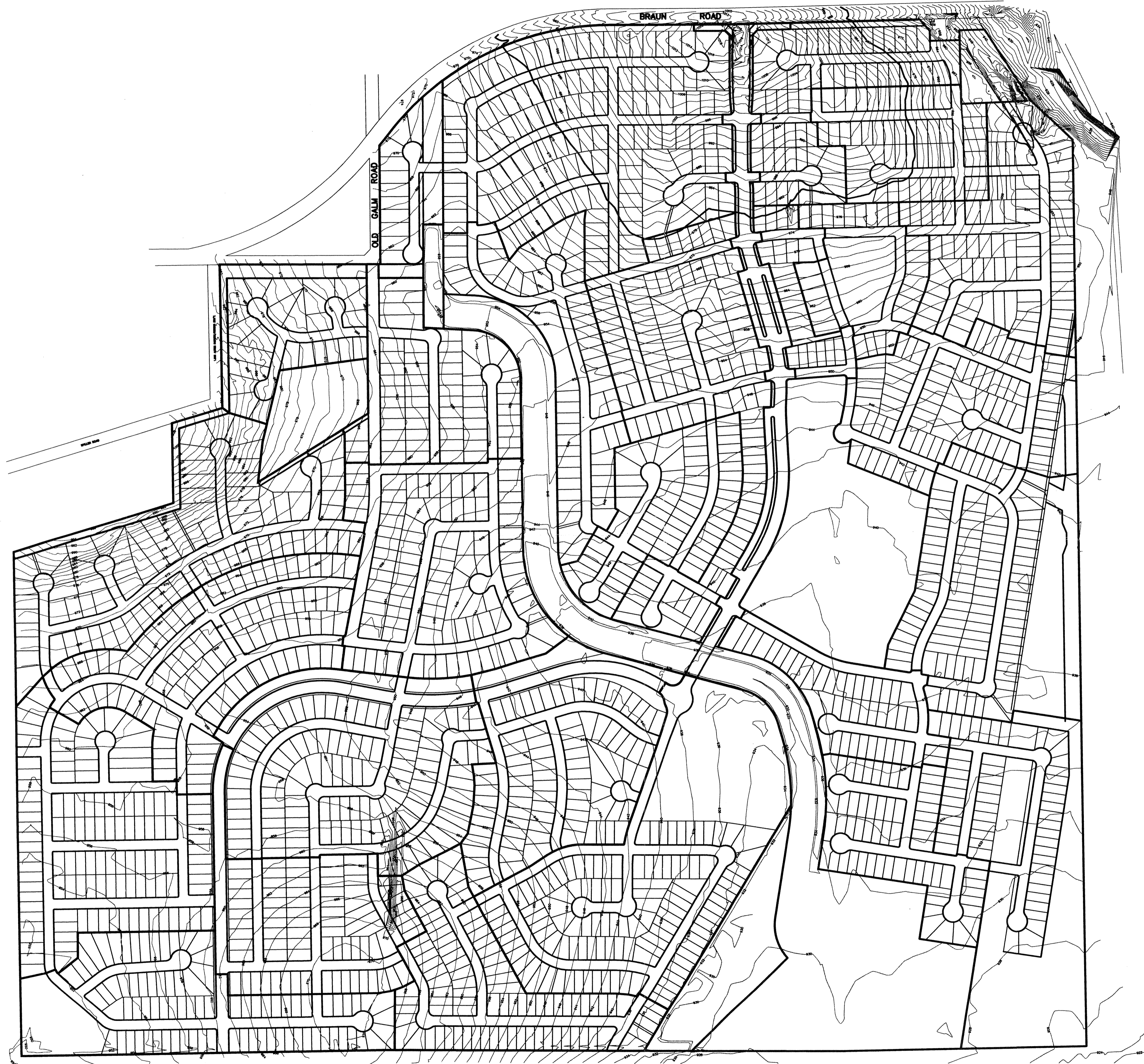
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION
8/23/01	MAIN STREET
1/6/03	713A Rev.
4/16/04	Reduce density
4/16/04	Ad. local B.11

DRAWN BY: MEE	DATE: 03/27/01	SHEET
CHECKED BY: IJC	JOB NO.: 149814	1 OF 1



LOCATION MAP
NOT TO SCALE

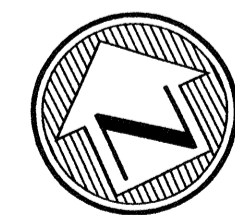


INDEX MAP
NOT TO SCALE

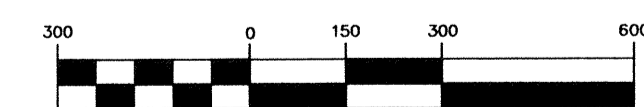
LOT COUNT TABLE		
UNIT	LOTS	ACRES
1A	0	51
1	173	36
2	60	11
3	54	24
4	63	12
5	52	14
6	26	9
7	100	24
8	83	17
9	81	17
10	47	10
11	55	13
FUTURE	139	40
SCHOOL/ DAY CARE	0	18
TOTAL	933	296

UNIT	TOTAL LOTS	ACRES
14	115	31.36
15	81	19.89
16	86	15.27
17	82	18.79
18	77	15.73
19	110	26.13
20	120	23.71
21	96	22.05
22	94	20.39
23	61	13.82
24	25	10.11
25	78	25.15
TOTAL	1025	242.4

CITY OF SAN ANTONIO
OFFICE OF PLANNING
OFFICE OF DIRECTOR
04 JUN 17 PM 2:02



GRAPHIC SCALE



OVERALL MASTER PLAN
for
WILDHORSE SUBDIVISION

WFC A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:

JOB NO. 052281846.0001

FILE: ~

DATE: 05/27/04

DESIGN: M.G.

DRAWN: B.D.L.

CHECKED: ~

SHEET 1 OF 1

713 A



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -4 PM 4:17

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number: #713-A**Date Submitted:******Will this project be used in conjunction with a Tax Increment Financing Application (TIF) ☐ Yes ☒ No ****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
Please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department***Request for Review form (attached) for respective departments or agencies*****Project Name:** Wildhorse Subdivision (POADP No. 713A Revision)**Owner/Agent:** FC Properties One, Ltd. **Phone:** 490-2500 **Fax:** 490-4465**Address:** 601 Sonterra Blvd., San Antonio, Texas **Zip code:** 78238**Engineer/Surveyor:** M.W. Cude Engineers, L.L.C. **Phone:** 681-2951 **Fax:** 523-7112**Address:** 10325 Bandera Road, San Antonio, Texas **Zip code:** 78250

City of San Antonio

Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): NAExisting zoning: NA Proposed zoning: NAProjected # of Phases: 23Number of dwelling units (lots) by Phases: 3 Units @ 92,92,91 ea. = 275 lots; 6 Units @ 115 ea. = 690 lots;5 Units @ 147 ea. = 735 lots; 5 Units @ 245 ea. = 1,225 lots; 4 Units @ 200 ea. = 800 lotsTotal Number of lots: 3725 divided by acreage: 520.86 = Density: 7.15(PUD Only) Linear feet of street NA ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached(PUD Only) Total open space: NA divided by total acreage: NA = Open space NA %(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): NA(PUD Only) Construction start date: NA(PUD Only) X/Y coordinates at major street entrance: X: NA Y: NA**Site is over/within/includes:**Edwards Aquifer Recharge Zone: ☐ Yes ☒ NoSan Antonio City Limits? ☐ Yes ☒ NoCouncil District: NA School District: Northside ISD Ferguson map grid: Pg. 546;B5,C4, C5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Wildhorse Subdivision No. 713Is there a corresponding PUD for this site? Name NA No. NA

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name <u>Wildhorse Elementary School</u>	No. <u>010353</u>	Name <u>Wildhorse ,Unit 3</u>	No. <u>030028</u>
Name <u>Wildhorse ,Unit 1</u>	No. <u>020214</u>	Name <u>Wildhorse ,Unit 4</u>	No. <u>030067</u>
Name <u>Wildhorse ,Unit 2</u>	No. <u>030027</u>	Name <u>Wildhorse ,Unit 5</u>	No. <u>030081</u>
		Name <u>Wildhorse ,Unit 6</u>	No. <u>030082</u>

Contact Person and authorized representative:

Print Name: Rick SheldonSignature: Date: 4/1/03Phone: 490-2500Fax: 496-4465

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

☒ Name of the Master Development Plan or P.U.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name names of all adjacent property owners as shown on current tax records;

NA Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Planning director or assignee);

NA (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

NA (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

NA (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

NA (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

NA (PUD ONLY) The location and dimension of all proposed or existing lots.

- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

- ☒ The schematic of all existing and proposed streets, as well as proposed access points.

- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

NA (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

NA Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

(PUD ONLY)

- (a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

NA Traffic Impact Analysis (section 35-502). **ON FILE**

NA (PUD Only) Utilities plan.

- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

NA (PUD Only) Lots numbered as approved by the City.

NA (PUD Only) Layout shall show where lot setbacks as required.

- ☒ Location and size in acres of school sites, as applicable.

- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

- ☒ A stormwater management plan (section 35-B119)

I certify that the WILDHORSE SUBDIVISION Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Rick Sheldon

Signature: [Signature]

Date: 4/1/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003



CITY OF SAN ANTONIO

June 28, 2004

Mr. Mike Cude, P.E.

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: Wildhorse

MDP / POADP # 713 A

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Wildhorse Master Development Plan (M.D.P) / Preliminary Overall Area Development Plan (POADP) # 713A. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The acceptance of this Master Development Plan (MDP) / Preliminary Overall Area Development Plan (POADP) #713A is confine to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.
- This development will need to comply with the 1997 Tree Preservation ordinance and Streetscape standards. For information about these requirements you can contact Development Services at 207-0278.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.

Mr. Cude
Page 2
June 28, 2004

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (MDP) / Preliminary Overall Area Development Plan (POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

Cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

RECEIVED

(Check One)

Revised Date: 04 FEB 18 2004 3:29

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

LAND DEVELOPMENT
SERVICES DIVISION

Project Name: WILDHORSE SUBDIVISION (POADP Revision) **FILE #** 713A

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To:**
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

03050f

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: BRILLANT ROAD IS ON THE MTP REQUIRING A
MIN. OF 80' ROW. PROPOSED ROAD/MDX ADDRESSES
THOROUGHFARE, WITH 3' DEDICATION OF ROW. PROPOSED
MTP/ROADP NEED TO ADDRESS ROADWAY
(LOCAL A) AROUND DATCARE SITE WITH A MIN
OF A LOCAL PD. 35 BLOOMING STREET, LOCAL TYPE
B.

[Signature]
Signature

Planner

Title

030504

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED
04 FEB 18 PM 3:29

(Check One)

Revised Date: Febr. 18, 2004

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|---|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

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This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white. There is no handwriting or other markings on the page.

H. MacDonald
Signature

Planner II

3/24/04

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

03 APR -4 PM 4:18

(Check One)

Date: April 3, 2003

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
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| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY
PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)

MacDonald SES

Signature

Planner II

Title

4/9/03

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED

(Check One)

Revised Date: 04 FEB 18 2014 29

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☒ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- Public Hearing ☐ Yes ☐ No ☐ Other: _____

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) **FILE #** 713A

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To:** ☐ Master Development Plan ☐ Street and Drainage
- ☒ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ Disability Access (Sidewalks) ☐ Parks - Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ SAWS Aquifer ☐ Bexar County Public Works
- ☐ Other: _____

*Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department
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City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

051704
~~030504~~

☒ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: BRILLANT ROAD IS ON THE MTP REQUIRING A
MIN. OF 80' ROW. PROPOSED ROAD/MDX ADDRESSES
THOROUGHFARE, WITH 3' DEDICATION OF ROW. ~~PROPOSED~~
~~MTP/ROADP NEED TO ADDRESS ROADWAY~~
~~(LOCAL A) AROUND DATACARE SITE WITH A MIN.~~
~~OF A LOCAL RD. 35 BLOT-STREET, LOCAL TYPE~~
~~B.~~


Signature

Planner

Title

052004
~~030504~~
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

03 APR -4 PM 4:19

Date: April 3, 2003

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- Public Hearing ☐ Yes ☐ No ☐ Other: _____
- ☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ Disability Access (Sidewalks) ☐ Parks – Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ SAWS Aquifer ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: • Collector all the way to Shaenfield w/ 70' ROW
+ 44' pavement.

• No marginal access + No homes to be fronting
on Collector. (which acts more like an arterial)

• Traffic Calming on Streets (Locals) 1200' or longer

• Require ^{Internal} Street Layout.

• Drainage from off site needs to be addressed.

~~Signature~~ Christ S-L

Signature

SR. ENGR. ASSOC.

Title

04/18/03

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

APR 18 AM 10:49

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED

(Check One)

Revised Date: Febr. 18, 2004
OCT 16 11 3: 29

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
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| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

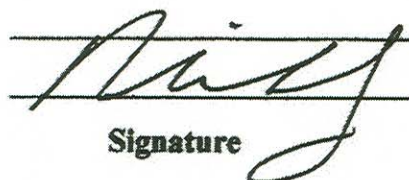
☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

① Local B required adjacent to
DAY CARE facility.


Signature

Senior Engineer
Title

3-8-04
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

Wildhorse Subdivision
(POADP) Revision



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

03 APR -4 PM 4:19

Date: April 3, 2003

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
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| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

APR 18 AM 10:09

03 TIA 0440

WILD HORSE 713-A

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

DENSITY INCREASED, UPDATED T, A
REQUIRED

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
APR 18 AM 10:09


Signature

Senior Eng Tech
Title

4-18-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

RECEIVED

Revised Date: 04 FEB 18 PM 3:30
Febr. 18, 2004

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) **FILE #** 713A

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- To:** ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
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City of San Antonio Planning Department use

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Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- MDP needs to include design changes per W.F. Castella : Associates. County has had meetings with Castella. Coordination needs to take place with W.F. Castella.
- County has a Capital project on Braun Rd. from Loop 1604 to FM 1560
- County reserves rights to address driveways, street design, sight triangles, ADA requirements, drainage and floodplain issues at time of platting.
- It is understood that this MDP is a conceptual plan and all regulations will be address at time of platting.
- MDP does not represent Roundabout per W.F. Castella.
- Will need connect to Braun Rd @ a 90° instead of existing skew onto Braun Rd.

Christina DeLuz
Signature

Development Services Engineer
Title

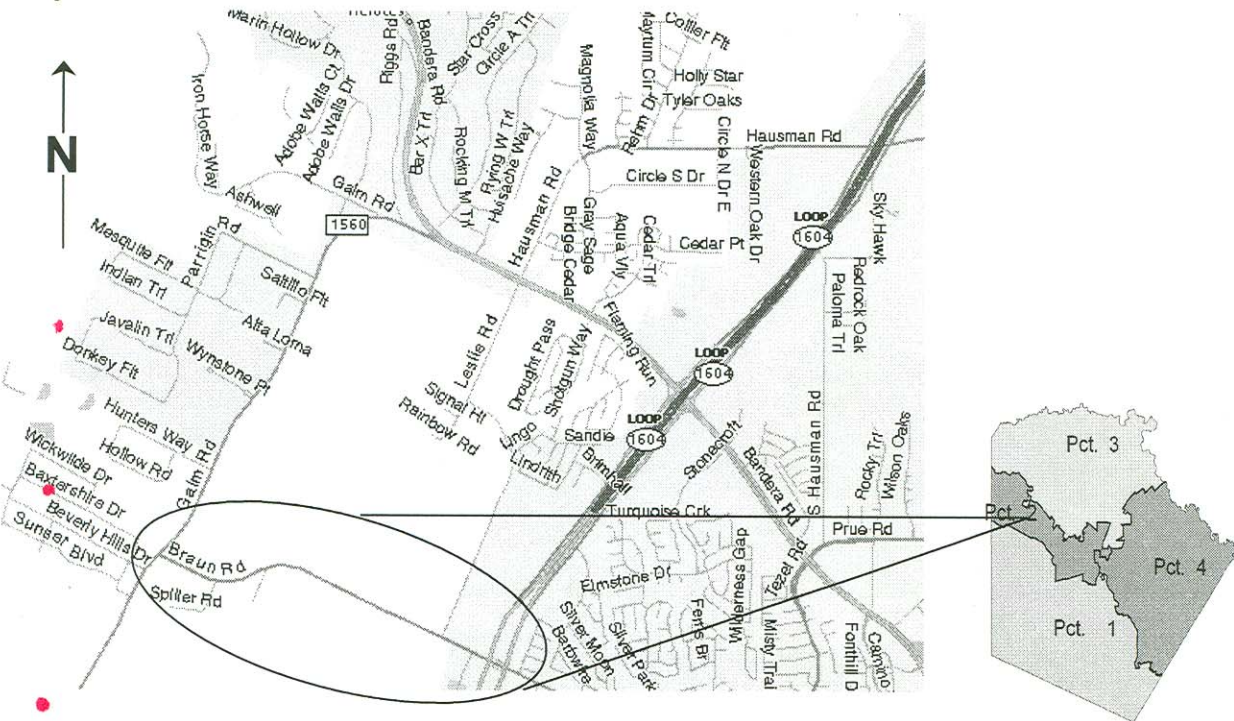
3/21/04
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Braun Road

Precinct 2

Project Location:



Project Information:

- Limits: Loop 1604 to FM 1560
- Combined length of approximately 8,800 feet
- Proposed construction:
 - from Loop 1604 to Helotes Creek bridge: 44-foot, 3-lane undivided roadway with shoulders and parallel bar ditches
 - from Helotes Creek bridge to FM 1560: 56-foot, 4-lane undivided roadway with shoulders and parallel bar ditches
- Existing right-of-way approximately 80-86'

Project Component	Associated Cost	Service Provider
ROW Acquisition	None required	N/A
Engineering	Under negotiation	Civil Engineering Consultants
Construction	\$3,000,000	--Contractor not yet selected--

Project Status:

Contract negotiations with the engineer are underway; design to begin shortly thereafter.

Last Updated: 9-Jan-04

Kent Thomas (30) PM
@ LEC

—next two to 3 weeks will
begin project

Ernest Brown

From: Richard De La Cruz
Sent: Monday, March 08, 2004 9:43 AM
To: Michael Herrera; Ernest Brown; Robert Lombrano; Todd Sang
Cc: 'svicars@mwcude.com'
Subject: Wildhorse Amending POADP - Disapproval



wildhorse01.jpg



wildhorse02.jpg



wildhorse03.jpg

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

558.00 ACRES
COUNTY BLOCK 4471

COLLECTOR
60' R.O.W.
44' PAVEMENT

LOCAL "B"
60' R.O.W.
40' PAVEMENT

ELEMENTARY SCHOOL
15 AC. +/-

DAY CARE
3 AC +/-

3 U.
WITH 20

AREA OF
REVISION "A"

5 UNITS
WITH 500 LOTS.

PUBLIC SERVICE ESMT. (VOL 5951, PG. 153) D.R.

VOL 5951 PG 153-157

2878.44'

S24°11'30"W

1680.16'

62.03 ACRES

KIE H. WEIMER

21.60 ACRES

LOUIS W. McDANIEL

21.60 ACRES

38.78 ACRES

CHAIRPERSON

DATE

SECRETARY

Ernest Brown

From: Richard De La Cruz
Sent: Wednesday, May 12, 2004 11:08 AM
To: Ernest Brown; Robert Lombrano; Todd Sang
Cc: 'svicars@mwcude.com'
Subject: Wildhorse Subdivision - POADP Revision **Approval**

I apologize for the wording.

Cude Engineering **placed** a 1' VNAE on the revised POADP on the south-east side of proposed daycare.

Development Services TIA Division recommends approval.

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

Ernest Brown

From: Sandi L. Vicars [svicars@mwcode.com]
Sent: Wednesday, May 12, 2004 8:44 AM
To: Richard De La Cruz; Ernest Brown; Robert Lombrano; Todd Sang
Subject: RE: Wildhorse Subdivision - POADP Revision **Approval**

Thank you. The 1' VNAE is on the POADP

Sandi Vicars
Asst. Proj. Manager
M.W. Cude Engineers, L.L.C.
681-2951 or mobile 867-7614

-----Original Message-----

From: Richard De La Cruz [mailto:rdelacruz@sanantonio.gov]
Sent: Wednesday, May 12, 2004 7:11 AM
To: Ernest Brown; Robert Lombrano; Todd Sang
Cc: Sandi L. Vicars
Subject: Wildhorse Subdivision - POADP Revision **Approval**

Cude Engineering place a 1' VNAE on the POADP on the south-east side of proposed daycare.

Development Services TIA Division recommends approval.

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

Confidentiality Notice:

The information contained in this email and any attachment is confidential and/or legally privileged, and is intended only for the use of the individual or entity to whom it is addressed. If the reader of this e-mail is not the intended recipient, you are hereby notified that any disclosure, copying, distribution, electronic or otherwise, or the taking of any action in reliance of the information contained in this e-mail and any attachment is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and please delete this e-mail and any attachments from your in-box and any other directory or electronic storage.

Ernest Brown

From: Mark C. Bird
Sent: Tuesday, May 04, 2004 8:57 AM
To: 'svicars@mwcode.com'
Cc: Debbie Reid; Michael Herrera; Ernest Brown
Subject: Wildhorse Aprvl



Wildhorse Aprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 5/4/04

Subject: Master Development Plan Wildhorse Subdivision, A/P #989443

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- X 1997 Tree Preservation ordinance
- X Streetscape standards
- ☐ 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 4/16/04

Subject: **Master Development Plan Wildhorse Subdivision, A/P #989443**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- ☐ Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- ☐ Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: Mark C. Bird
Sent: Friday, April 16, 2004 1:12 PM
To: 'svicars@mwcude.com'
Cc: Debbie Reid; Michael Herrera; Ernest Brown
Subject: Wildhorse disaprvl



Wildhorse
disaprvl.doc

Patricia Renteria

From: Michael Herrera
Sent: Wednesday, April 23, 2003 4:12 PM
To: Patricia Renteria; Michelle Gonzalez
Subject: FW: Updated MDP Responses

Please make appropriate copies and update files

thanks

Michael O. Herrera,
Special Projects Coordinator
Comprehensive Division
Planning Department

-----Original Message-----

From: Debbie Reid
Sent: Tuesday, April 22, 2003 1:13 PM
To: Michael Herrera
Subject: Updated MDP Responses

Red Robin	Approved - coordinate tree preservation, project will need to comply with streetscape standards
Trophy Ridge	Approved - coordinate tree preservation, project will need to comply with streetscape standards
Rogers West Shavano Tract (amending)	Approved - coordinate tree preservation
Crystal Hills	Approved - coordinate tree preservation, project will need to comply with streetscape standards
Wildhorse (revision)	Disapproved - requires tree stand delineation and a fee of \$75
Creekside Glen	Disapproved - require a tree stand delineation and fee of \$75
Enclave at the Dominion	Disapproved - require a tree stand delineation and fee of \$75
Escondido	Disapproved - require a tree stand delineation and fee of \$75
Alamo City Speedway	Disapproved - require a tree stand delineation and fee of \$75
Westover Place	Disapproved - require a tree stand delineation and fee of \$75

Debbie Reid
City Arborist
(210) 207-8053

Ernest Brown

From: John McDonald
Sent: Tuesday, June 15, 2004 9:32 AM
To: Ernest Brown
Subject: Wildhorse

Please release the Wildhorse plan...Parks has no comments.

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

Ernest Brown

From: cdelacruz@co.bexar.tx.us
Sent: Monday, June 28, 2004 10:28 AM
To: Ernest Brown
Subject: Wildhorse Subdivision POADP #713A

Ernest,

All my comments have been addressed. I have no objection to this plan.

Christina H. De La Cruz, P.E.
Bexar County
Development Services Engineer
233 N. Pecos, Suite 420
San Antonio, TX 78207
Ph: 210-335-1243
Fax: 335-6713

6/28/2004

ENGINEERS • PLANNERS • PROJECT MANAGERS

6800 Park TenBlvd., Suite 180 South • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

Date: June 10, 2004

To: **MIKE HERRERA**
MAJOR THOROUGHFARES
ONE STOP CENTER

Project No.: 052281847.0001.000302808
GLC/File: 090916/K
Re: WILDHORSE SUBDIVISION UNIT 16
Plat ID No. 040269

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA THE FOLLOWING ITEMS.

☒ Prints ☐ Sepias ☐ Films ☐ Cost estimate ☐ Disk
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ Reports

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	WILDHORSE OVERALL PLAN
1	WILDHORSE OPTION TRACT OVERALL PLAN (SUPPLEMENT)
1	COPY OF WILDHORSE POADP (#713)

THESE ARE TRANSMITTED as checked below:

☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ As requested ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ For review and comment ☐ For payment ☐ _____

REMARKS: **MR HERRERA: ACCORDING TO ERNEST BROWN, OUR NUMBER OF LOTS EXCEEDS THAT APPROVED BY THE POADP. THE FOLLOWING ITEMS SHOW THAT WE ACTUALLY HAVE 1970 LOTS (WILDHORSE & WILDHORSE OPTION TRACTS) AND THE TOTAL APPROVED BY THE POADP IS 2100. PLEASE CALL ME WITH ANY QUESTIONS; I ANTICIPATE APPROVAL OF WILDHORSE UNIT 16 (PLAT ID#040269). THANK YOU.**

COPY TO: _____
REC. BY: _____
DATE: _____

enclosures are not as noted, kindly notify us at once.

SIGNED: 
Tracy L. Boyd, E.I.T.

ENGINEERS • PLANNERS • PROJECT MANAGERS

6800 Park TenBlvd., Suite 180 South • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

Date: June 7, 2004

To: ERNEST BROWN
MAJOR THOROUGHFARES
ONE STOP CENTER

Project No.: 052281847.0001.000302808
GLC/File: 090916/K
Re: WILDHORSE SUBDIVISION UNIT 16
Plat ID No. 040269

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☒ Prints ☐ Sepias ☐ Films ☐ Cost estimate ☐ Disk
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ Reports

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	WILDHORSE OPTION TRACT OVERALL PLAN (SUPPLEMENT)

THESE ARE TRANSMITTED as checked below:

☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ As requested ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ For review and comment ☐ For payment ☐ _____

REMARKS:

COPY TO: _____
REC. BY: _____
DATE: _____

enclosures are not as noted, kindly notify us at once.

SIGNED: 
Tracy L. Boyd, E.I.T.

04 JUN -8 AM 7:20
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

ENGINEERS • PLANNERS • PROJECT MANAGERS

6800 Park TenBlvd., Suite 180 South • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

RECEIVED
04 MAY 14 PM 3:08
LAND DEVELOPMENT
SERVICE DIVISION

Date: May 13, 2004

To: COSA – MDP & MAJOR THOROUGHFARE

Project No.: 052281847.0001.000302808

ONE-STOP CENTER

GLC/File: 090916/K

Re: WILDHORSE SUBDIVISION UNIT 16

Plat ID No. 040269

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA
THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Tracings
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
2	SUBDIVISION PLAT

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

enclosures are not as noted, kindly notify us at once.

SIGNED: _____

Tracy Boyd
Tracy L. Boyd, E.I.T.

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Lyndon Duano

COPIES TO: Arturo Villarreal P.E., Bob Opitz, P.E.,
(Michael W. Cude, P.E., M.W. Cude Engineers, Inc.)

SUBJECT: Wildhorse Subd.(POADP)

Leon Creek Watershed

April 20, 2003

HECOTES CREEK, CULBERT CREEK # 505, 506, 509

Storm Water Engineering has reviewed above reference project based on the revision on the POADP dated April 8, 2003. The above reference project is approved as submitted.

Please call me at (210) 207-5010 if you have any further question.

APPROVED

A.J. 4-21-03

Lyndon Duano

Lyndon Duano
Engineering Associate

Nathaniel Hardy

Approved:
Nathaniel Hardy, P.E.
Storm Water Engineer

Michael Herrera

From: Arturo Villarreal
Sent: Monday, April 21, 2003 9:28 AM
To: Patricia Renteria; Michelle Gonzalez
Cc: Michael Herrera; Sandi Vicars (E-mail)
Subject: Wildhorse

Storm Water Comments



LC-Wildhorse-SW-A
.pdf

ZONE	ZONE	DIST.	WA	SE	x-y	D	TRACT	LAND	US	MARKS				
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1719.01	1.1	2					
OCL			1	2			1719.01	5.2	2					
OCL			1	2				5.3	2					
OCL			1	2				1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1817.01	1.1	2					
OCL			1	2			1719.01	1.1	*42					

MAP#	PLAT#	TYPE	SUBDIVISION NAME	SUBDIVIDER NAME	STREET	DATE	R/DATE	LOTS	ACRES
10935	20010336	S	SHAENFIELD PLACE UNIT 1	RICHARDSON, ROE	3095	2/13/2002		82	17.29
10936	20010337	S	SHAENFIELD PLACE UNIT 2	RICHARDSON, ROE	2785	2/13/2002		82	14.65
11254	20020221	S	SHAENFIELD PLACE, UNIT 3	GHAVIDEL, FRED	2770	11/13/2002		83	16.33
11255	20020222	S	SHAENFIELD PLACE, UNIT 4	GHAVIDEL, FRED	3977	11/13/2002		108	19.26
11371	20030027	S	WILDHORSE UNIT 2	PRUSKI, TIMOTHY	1840	3/12/2003		60	10.66
11668	20030081	S	WILDHORSE UNIT 5	PRUSKI, TIMOTHY	2550	11/12/2003		53	15.82
11654	20030193	S	WILDHORSE UNIT 7	PRUSKI, TIMOTHY	2770	10/22/2003		100	21.15
11349	20020214	S	WILDHORSE, UNIT 1	PRUSKI, TIMOTHY	6466	2/26/2003		173	37.01
11360	20020215	S	WILDHORSE, UNIT 1A	PRUSKI, TIMOTHY	3430	2/26/2003		1	5.58
11592	20030364	S	WILDHORSE, UNIT 2	PRUSKI, TIMOTHY		8/13/2003		0	0.00
11612	20030082	S	WILDHORSE, UNIT 6	PRUSKI, TIMOTHY		9/10/2003		26	9.22
11670	20030200	S	WILDHORSE, UNIT 8	PRUSKI, TIMOTHY	2980	11/12/2003		83	16.72
11671	20030311	S	WILDHORSE, UNIT 9	PRUSKI, TIMOTHY	2920	11/12/2003		81	18.68
11424	20030028	S	WILDHOURSE, UNIT 3	PRUSKI, TIMOTHY	1500	4/9/2003		54	23.59
11516	20030067	S	WILDHOURSE, UNIT 4	PRUSKI, TIMOTHY	1700	6/11/2003		63	11.84



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Micheal Herrera DATE 4/3/2003
COMPANY CSA- Planning Dept. FROM Sandi Vicars
ADDRESS 3rd Floor Main Plaza JOB NO. 149815
San Antonio, Tx TASK NO. 104
RE Wildhorse Subdivision, POADP Revision, # 713A

COPIES	SHEETS	DATE	DESCRIPTION
15	1		Revised MDP
1			Digital
1	1		Check for \$500.00 (fee)
1	5		MDP Application
1			Completeness Review
1			8 1/2 X11 Reduction

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -4 PM 4:17


- | | |
|---|---|
| <input type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
| <input type="checkbox"/> PER REQUEST OF _____ | <input checked="" type="checkbox"/> FOR REVIEW / COMMENT |
| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input checked="" type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

Mike,

Please review the Revised MDP. If you have any questions, please feel free to contact Ian Cude or myself.

Thank You.


SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

RECEIVED
04 JUN 22 PM 3:46

TO Ernest Brown DATE 6/22/2004
COMPANY Planning Department FROM Sandi Vicars
ADDRESS 1901 So. Alamo, 2nd Floor JOB NO. 149815
TASK NO. 504
RE Wildhorse Subdivision- POADP #713A - Revision

LAND DEVELOPMENT
SERVICES DIVISION

COPIES	SHEETS	DATE	DESCRIPTION
8	1		POADP
1	1		8 1/2 " x 11" Reduction

- ☐ PER YOUR REQUEST
☐ PER REQUEST OF _____
☐ PER OUR PHONE CONVERSATION
☐ PLEASE CALL TO DISCUSS

- ☐ FOR YOUR INFORMATION / USE
☐ FOR REVIEW / COMMENT
☒ FOR YOUR APPROVAL / SIGNATURE
☐ PLEASE PROCESS FOR PAYMENT

REMARKS

Ernest,

Here are revised packages for this POADP Revision. Please circulate. I have added extra copies for your use.

Thanks for your help.

Sandi

SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

RECEIVED

04 FEB 18 PM 3:28

LETTER OF TRANSMITTAL

TO Ernest Brown DATE 2/18/2004
COMPANY Planning Department FROM Sandi Vicars
ADDRESS 1901 So. Alamo, 2nd Floor JOB NO. 149815
TASK NO. 504
RE Wildhorse Subdivision- POADP Revision

COPIES	SHEETS	DATE	DESCRIPTION
8	1		Revised POADP Revision
7	pkg		Pkg. for Planning, Arborist, TIA, Str. & Drn, Dis. Access, Maj. Thor., Bexar Cty.

- ☐ PER YOUR REQUEST
☐ PER REQUEST OF _____
☐ PER OUR PHONE CONVERSATION
☐ PLEASE CALL TO DISCUSS

- ☐ FOR YOUR INFORMATION / USE
☐ FOR REVIEW / COMMENT
☒ FOR YOUR APPROVAL / SIGNATURE
☐ PLEASE PROCESS FOR PAYMENT

REMARKS

Ernest,

Here are revised packages for this POADP Revision. Please circulate. I have added extra copies for your use.

Thanks for your help.

Sandi

SIGNATURE

RECEIVED BY

DATE

If enclosures are not as noted, please notify us at once.

M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

RECEIVED

04 MAY 19 PM 3:44

LETTER OF TRANSMITTAL

COMPANY Ernest Brown
ADDRESS Planning Department
1901 So. Alamo
Wildhorse Subdivision - POADP Revision

DATE 5/19/2004
FROM Sandi Vicars
JOB NO. 149815
TASK NO. 504

COPIES	SHEETS	DATE	DESCRIPTION
1	1		POADP Revision, latest version

- ☐ PER YOUR REQUEST
☐ PER REQUEST OF _____
☐ PER OUR PHONE CONVERSATION
☐ PLEASE CALL TO DISCUSS

- ☒ FOR YOUR INFORMATION / USE
☐ FOR REVIEW / COMMENT
☒ FOR YOUR APPROVAL / SIGNATURE
☐ PLEASE PROCESS FOR PAYMENT

REMARKS

Copy of the latest version of the POADP revision. The limits of the revision is the Day Care Cent Wildhorse Parkway is platted and constructed. We are requesting approval from the Maj. Thor.

Thanks for your help.

Sandi

SIGNATURE

RECEIVED BY

If enclosures are not as noted, please notify us at once.



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

RECEIVED

04 FEB 18 PM 3:29

LAND DEVELOPMENT
SERVICES DIVISION

MEMORANDUM

DATE: January 20, 2004

TO: Major Thoroughfare
Ernest Brown
City of San Antonio

FROM: M.W. CUDE ENGINEERS, L.L.C.; Sandi Vicars

RE: Wildhorse Subdivision
POADP # 713A

Reply to comments dated April 18, 2003

1.) New layout attached

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 20 PM 3:04

030504



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

MEMORANDUM

RECEIVED

04 FEB 18 PM 3:28

LAND DEVELOPMENT
SERVICES DIVISION

DATE: February 18, 2004

TO: Planning Department - City of San Antonio
Michael Herrera
City of San Antonio

FROM: M.W. CUDE ENGINEERS, L.L.C.; Sandi Vicars

RE: Wildhorse Subdivision
POADP # 713A

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 20 PM 3:04

Reply to comments dated April 18, 2003

Please note this Revision has been reverted back to the original POADP with only one change which is the 3 acre Day Care site verses the 3 acres of residential. We are not trying to change density or any other item. The original POADP had a note that stated "Street configuration is preliminary and subject to change at final design." Most of this area has been platted and recorded and is not an issue nor could it be changed at this point

Redline – Street to north of school site – These streets are already platted
We are not aware of whom made this request as it is just marked on the redline dated April 18, 2003 and cannot directly respond directly to that agency.

Streets and Drainage:

- 1) Collector 70' ROW Sheanfield Road – VRP # 02-06-119 – Effective 4/12/01 – Prior to requirement, however Continental has given the 70' ROW throughout their platting of the Wildhorse units.
- 2) No homes fronting on Collector – This revision has nothing to do with homes; No marginal access – Plats within this POADP have been platted and approved with marginal access already, therefore this is not possible.
- 3) Traffic Calming on streets (locals) 1200' or longer – most of the streets are already platted and plans approved.

- 4) Internal Street Layout – Original POADP approved without but bearing the note “Street configuration is preliminary and subject to change at final design.” As our only change now is the 3 acre Day Care site this is not an issue.
- 5) Offsite drains addressed – Addressed in original calculations and submittal, also these drain areas are platted.

TIA

Density Increased, Update required – POADP has been revised and the only area of Revision is the exchange of a 3 Acre Day Care site verses the residential within the 3 acres as originally planned. This is an increase from 12.24 trips to a possible 55.76 to 69.7 trips being an increase of 43.52 to 57.46 trips and is not over the 100 trips allowable.

Arborist:

- 1) Tree Stand Delineation – VRP # 02-06-119 – Effective 4/12/01 – Prior to requirement – Gave her one anyway. Few trees on the majority of the site.

The web tracking shows that it has been denied by Major Thoroughfare and Disability Access, but we have not received any comments. Parks has not commented.

Major Thoroughfare – The street has been platted as a 70' ROW. We are only trying to Revise the use for the Day Care only.

Disability Access – Note about Sidewalks are on the plan.

Please discuss these at your Friday meeting.

Thanks you and if you are in need of any further information, please call me at 681-2951 or 867-7614 if I am not in the office.

Thanks you.



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

TRANSMITTAL

For Re-Submittals

FROM

Plat I.D. # 040269 Plat name: WILDHORSE UNIT 16

Consultant: WF CASTELLA

Contact Person: TRACY BOYD

Phone #: 734-5351 Fax #: 734-5363 E: Mail tracy.boyd@tcb.aecom.com

*Called Mrs. Boyd
By Phone
6/6/04*

TO

Engineering:

ATTN:

- ☐ Drainage –
- ☐ Streets –
- ☐ TIA –
- ☐ Stormwater –
- ☐ Other –

*Explains the
difference in
the Supplement
Submitted
Approve
PUMP #
713*

Case Manager:

- ☐ Subdivision Comments –
- ☐ GIS:
 - Mapping –
 - Legals –
- ☐ Arborist –
- ☒ MDP/PUD/Maj. Tho. –
- ☐ Other –

Ernest Brown

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN - 8 AM 7:20

Comments: _____

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is **not** for variance requests, completeness packages, time extensions, etc.

Michael Herrera

From: Sandi L. Vicars [svicars@mwcude.com]

Sent: Thursday, June 05, 2003 1:31 PM

To: Michael Herrera

Subject: Wildhorse POADP, #713A

Follow Up Flag: Follow up

Flag Status: Flagged

Michael,

Mike Cude has ask me to send this to you as per your conversation with him. I have attached a memorandum addressed to you covering all comments and also individual ones if needed for the meeting.

Sandi

FILE

6/9/2003



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

03 APR -4 PM 4:18

Date: April 3, 2003

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☒ Bexar County Public Works

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

No Comments - on sanitary sewer / R04 4-11-03

Arnold Exidor

Signature

Civil Engr

Title

4-14-03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

03 APR -4 PM 4:19

Date: April 3, 2003

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.


☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

OCL


Signature

SR. PLANNER
Title

5-13-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

03 APR -4 PM 4:18

Date: April 3, 2003

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Other: _____ |

☐ Major ☐ Minor

Project Name: WILDHORSE SUBDIVISION (POADP Revision) FILE # 713A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review forms (attached) for respective departments or agencies.

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

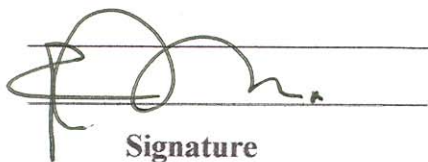
☐ I recommend approval☒ I do not recommend approval

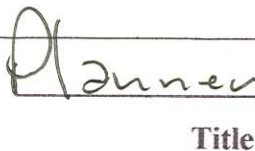
REVISION

713A

On _____, I notified _____, the engineer/
 subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: SHAENFIELD ROAD AND BRAUN ROAD ARE ON THE
 MTP REQUIRING A MIN OF 80' ROW. PROPOSED ROADP
 ADDRESSES THOROUGHFARE. HOWEVER, PROPOSED ROADP
 NEED TO ADDRESS SITE LAYOUT AS PER UDC
 SECTION 35-2075 / 35-412 & 35-B101


 Signature


 Title

042403
 Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
 scheduled meeting.

MEMORANDUM

DATE: June 4, 2003

TO: TIA – Development Services
Todd Sang
City of San Antonio

FROM: M.W. CUDE ENGINEERS, L.L.C.; Sandi Vicars

RE: Wildhorse Subdivision
POADP # 713A

Reply to comments dated April 18, 2003

- 1.) Density Increased, Update required – A preliminary layout on the lower (eastern) half, in which several units have already been platted and approved, show to hold the same density as the original plan. In this case the upper (western) portion may be the only increase of approximately 800. The recommended improvements in the existing TIA Level III should accommodate this increase.

MEMORANDUM

DATE: June 4, 2003

TO: Street & Drainage – Development Services
Christi Tanner
City of San Antonio

FROM: M.W. CUDE ENGINEERS, L.L.C.; Sandi Vicars

RE: Wildhorse Subdivision
POADP # 713A

Reply to comments dated April 18, 2003

- 1) Collector 70' ROW Sheanfield Road – VRP # 02-06-119 – Effective 4/12/01 – Prior to requirement
- 2) No homes fronting on Collector – Agreed; No marginal access – Plats within this POADP have been platted and approved with marginal access already, therefore this is not possible.
- 3) Traffic Calming on streets (locals) 1200' or longer – agreed
- 4) Internal Street Layout – Original POADP approved - no internal street layout available
- 5) Offsite drains addressed – Addressed in original calculations and submittal

MEMORANDUM

DATE: June 4, 2003

TO: Planning Department - City of San Antonio
Michael Herrera
City of San Antonio

FROM: M.W. CUDE ENGINEERS, L.L.C.; Sandi Vicars

RE: Wildhorse Subdivision
POADP # 713A

Reply to comments dated April 18, 2003

- 1.) Redline – Street to north of school site – Local street planned on south side of school. Street to the north between school site and day care would be a safety hazard to the children for after school care.

We are not aware of whom made this request as it is just marked on the redline dated April 18, 2003 and cannot directly respond directly to that agency.

Streets and Drainage:

- 1) Collector 70' ROW Sheanfield Road – VRP # 02-06-119 – Effective 4/12/01 – Prior to requirement
- 2) No homes fronting on Collector – Agreed; No marginal access – Plats within this POADP have been platted and approved with marginal access already, therefore this is not possible.
- 3) Traffic Calming on streets (locals) 1200' or longer – agreed
- 4) Internal Street Layout – Original POADP approved - no internal street layout available
- 5) Offsite drains addressed – Addressed in original calculations and submittal

TIA

- 1.) Density Increased, Update required – A preliminary layout on the lower (eastern) half, in which several units have already been platted and approved, show to hold the same density as the original plan. In this case the upper (western) portion may be the only increase of approximately 800. The recommended improvements in the existing TIA

MEMORANDUM

DATE: June 4, 2003

Level III should accommodate this increase.

Arborist:

- 1) Tree Stand Delineation – VRP # 02-06-119 – Effective 4/12/01 – Prior to requirement

The web tracking shows that it has been denied by Major Thoroughfare and Disability Access, but we have not received any comments. Parks has not commented.

As per your conversation with Mike Cude, please discuss these at your Friday meeting.

Thanks you and if you are in need of any further information, please call me at 681-2951 or 867-7614 if I am not in the office.

Thanks you.

MEMORANDUM

DATE: June 4, 2003

TO: City Arborist – Development Services
Debbie Reid
City of San Antonio

FROM: M.W. CUDE ENGINEERS, L.L.C.; Sandi Vicars

RE: Wildhorse Subdivision
POADP # 713A

Reply to comments dated April 18, 2003

- 1) Tree Stand Delineation – VRP # 02-06-119 – Effective 4/12/01 – Prior to requirement

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Wildhorse POADP

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